ASSOCIATION NEWSLETTER

July 1, 2010

FUMIGATION OF BLDG 7626 PLANNED FOR 9/8/10 – 9/10/10

As part of the regular maintenance, the Association is planning to **fumigate Bldg 7626 for termites on 9/8/10 to 9/10/10**. This project requires this building to be vacated from 8AM of 9/8/10 to about noon of 9/10/10. While the Association is responsible to pay for the fumigation, each unit is responsible for the cost of temporary relocation. Please plan ahead. If you have tenants, please notify them of the planned project. Unfortunately, if any unit causes delay or cancellation of the project, all related costs will be passed on to the unit owner. Notices are going to be periodically distributed to all residents of this building. Please stay tuned for further information as it becomes available.

EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but state law requires certain documents to be mailed unless there is a written authorization.

If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or scanned and emailed. Thank you.

PARKING POLICY REMINDER; VIOLATORS WILL BE TOWED

The following is an excerpt of the Parking Policy:

Parking is provided for the "Grove" residents and short term (24 hr.) use by their guests.
Assigned parking spaces (covered / numbered) are for the exclusive use by the designated unit resident and their guests.
Park in marked spaces only - one (1) car per space. Parked vehicles must not obstruct adjacent sidewalks or walkways.
No parking along red curbs or other posted "No Parking" areas.
Boats, campers, trailers and other recreational vehicles are prohibited from parking at the Grove.
Vehicles parked at the Grove must display a license plate and current DMV registration stickers (month/year).
Vehicles in unroadworthy condition are prohibited from being parked / stored at the Grove.
Parking in unassigned spaces is limited to 72 hrs. - except in the Phase III main lot, where long term parking is provided for authorized vehicles in compliance with all of the above regulations.
Violators are subject to removal of their vehicles from the Grove property at their own expenses.

Violators are subject to removal of their vehicles from the Grove property at the vehicle owner's expense. Unless immediate removal is required, a one-to-three day notice will be

posted, depending on the type of violation. The vehicle will then be removed. A notice or warning of violation is a courtesy. Flagrant violators or repeat offenders are subject to immediate towing for parking violations without further notice or warning.

EUCALYPTUS TREES DARKENED BY LERP PSYLID & BEETLES; TREATMENT APPLIED

The treatment to the eucalyptus trees around the complex has been applied. Since it took a long time for the trees to get to its current condition, it will take a long time for the trees to show some improvement. In addition, many trees are dormant during the summer as they conserve energy and water. Usually, their main growth period is winter and spring.

ASSOCIATION WELCOMES NEW MEMBER

The Association would like to welcome its latest member: Ms. K. Holdrege.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

EMAIL ADDRESS NEEDED

Please send your email address to jamesn@bartlein.com to be put on the Association's address book. Please give us your name, unit address, and whether you are an owner or renter. Thank you.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is http://EucalyptusGrove.org. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and comply with the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **July 8, 2010**, at 6:30PM at the Meeting Room in Bldg 7610. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: BARTLEIN & COMPANY, INC. (805) 569-1121 FAX (805) 682-4341
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Bartlein & Company, Inc.

Bartlein & Company, Inc.
Managers of Real Property

J U N E, 2 0 1 0
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	70,951.20	8.7%	395,170.29	48.4%	816,240.00
LATE FEES	525.38	N/A	976.09	N/A	- 0 -
INTEREST INCOME	- 0 -	0.0%	- 0 -	0.0%	8,500.00
OTHER INCOME	- 0 -	N/A	120.00	N/A	- 0 -
TOTAL INCOME	71,476.58	8.7%	396,266.38	48.0%	824,740.00
CLEANING & JANITORIAL	535.00	4.5%	5,895.00	49.1%	12,000.00
ELECTRIC	1,277.55	5.6%	8,972.12	39.0%	23,000.00
LANDSCAPE MAINTENANCE	5,085.00	8.1%	35,595.00	56.5%	63,000.00
LANDSCAPE SUPPLY & EXTRAS	368.07	1.5%	4,117.63	17.2%	24,000.00
MANAGEMENT FEES	2,231.00	8.3%	13,386.00	50.0%	26,772.00
PAINTING & DECORATING	- 0 -	0.0%	1,440.00	144.0%	1,000.00
POOL MAINT & SUPPLIES	1,340.52	10.7%	5,371.40	43.0%	12,500.00
POOL HEATING (GAS)	626.50	6.3%	4,641.09	46.4%	10,000.00
REPAIRS & MAINTENANCE	5,189.20	10.4%	33,413.83	66.8%	50,000.00
RUBBISH REMOVAL	4,195.34	7.9%	25,901.44	48.9%	53,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	390.19	7.8%	1,372.91	27.5%	5,000.00
WATER & SEWER	2,039.56	8.2%	8,759.65	35.0%	25,000.00
INSURANCE	4,385.10	4.0%	26,310.60	23.9%	110,000.00
PEST CONTROL	- 0 -	0.0%	609.00	30.5%	2,000.00
PROFESSIONAL FEES	275.00	5.5%	3,862.00	77.2%	5,000.00
TELEPHONE EXPENSE	40.65	8.1%	235.98	47.2%	500.00
MISCELLANEOUS EXPENSE	51.33	1.7%	1,242.68	41.4%	3,000.00
OPERATING EXPENSES	28,030.01	6.5%	181,126.33	42.3%	428,272.00
RESERVE EXPENDITURES	49,348.54	10.7%	55,063.29	12.0%	460,100.00
TOTAL EXPENDITURES	77,378.55	8.7%	236,189.62	26.6%	888,372.00
CASH FLOW:Income-Expense	(5,901.97)	9.3%	160,076.76	-251.6%	(63,632.00)
INCOME TAX	- 0 -	0.0%	(1,576.00)	52.5%	(3,000.00)
TRANSFER TO RESERVE	(1,098.03)	N/A	(165,500.76)	N/A	- 0 -
TRANSFER FROM RESERVE	7,000.00	10.5%	7,000.00	10.5%	66,632.00
OTHER TRANSACTIONS	5,901.97	9.3%	(160,076.76)	-251.6%	63,632.00
CURRENT BALANCE	5,000.00		5,000.00		

EMAIL AUTHORIZATION

The Association sends out newsletters, financial statements, meeting agenda, budgets, and other correspondence to its members. If you agree to receiving these documents by Email, you would:

1. Save the Association money which could reduce the need for fee increases.
2. Receive notifications more timely.
3. Reduce the impact on our natural resources by eliminating much of the paper required.
4. Reduce the waste going into landfills.
5. Be able to use multiple Email addresses if desired.

While not all Email communications require your authorization, some do. By completing and returning this authorization, you are consenting to receive all Association communications by Email.

AUTHORIZATION

The undersigned member(s) of **Eucalyptus Grove Owners Association** ("Association") hereby request(s) and authorize(s) the Association and its management company to Email (in lieu of mailing by U.S. Postal Service) all notices, communications, financial statements, and other information about or concerning the Association. This authorization shall include, but not be limited to, those notices required by the Association's governing documents or by law. The undersigned is (are) authorized to accept Email notifications on behalf of all owners of the unit indicated and Emails sent to the email address(es) below shall be deemed to be an Email to all owners of the unit. This authorization may be withdrawn at anytime, but is effective until changed in writing and delivered to the Association's management company.

If this form is sent by fax or emailed, the reproduced signatures below shall have the same effect as if manually signed.

Address of Unit(s) Owned: _____ Date:_____

1st Email Address: _____

Owner's Name: _____ Signature: _____
Please Print

2nd Email Address (If Desired): _____

Owner's Name: _____ Signature: _____
Please Print

Please mail or fax to the Association. If you prefer, you may scan and email to JamesN@Bartlein.com

The Mailing Address for The Association is In Care Of:

Bartlein & Company, Inc.

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